Karen Johnson Davidson County
Batch# 1281319 DEEDQC
06/04/2025 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250604-0043731

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, Tennessee 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Brandon G. Glover	Same	150 01 0 103.00
500 Rural Hill Road		
Nashville, TN 37217		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **SONJA T. JANNELLI**, as Successor Trustee of **THE VIVIAN P. TIDWELL REVOCABLE LIVING TRUST dated April 1, 2024**, do hereby convey unto **BRANDON G. GLOVER** all of its interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

BEING Lot No. 118 on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee, to which plan references is made for a more complete description. and made apart hereof the same as though copied herein.

Being the same property conveyed from Vivian P. Tidwell to Vivian P. Tidwell, Trustee of The Vivian P. Tidwell Revocable Living Trust, by Quitclaim Deed dated April 1, 2024, of record in Instrument No. 20240402-0023171, Register's Office for Davidson County, Tennessee.

Vivian P. Tidwell died on March 31, 2025. Paragraph B(iv) of Article VI of The Vivian P. Tidwell Revocable Living Trust provides that this property shall be distributed to **BRANDON G. GLOVER** upon her death.

This is improved property known as **500 Rural Hill Road, Nashville, Tennessee 37217.**

This conveyance is subject to all matters of record relating to this property, including, but not limited to zoning, setback requirements, general utility, sewer and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2 day of June, 2025.

THE VIVIAN P. TIDWELL REVOCABLE LIVING TRUST DATED APRIL 1, 2024

Sonja T. Jannelli
SONJA T. JANNELLI, Trustee

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STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SONJA T. JANNELLI**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Charlotte, North Carolina, on this 2nd day of June, 2025.

Notary Public

My commission expires: 09/01/2028

JORDAN ANYAEGBUNAM
Notary Public, North Carolina
Union County
My Commission Expires
09/01/2028

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STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

The actual consideration or value of this transfer is $ - 0 -.

Sonja T. Jannelli
Affiant

Sworn to and subscribed before me this 2 day of June, 2025.

Notary Public

My commission expires: 09/01/2025

JORDAN ANYAEGBUNAM
Notary Public, North Carolina
Union County
My Commission Expires
09/01/2028

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 2, 2025.

June 3, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of June, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026